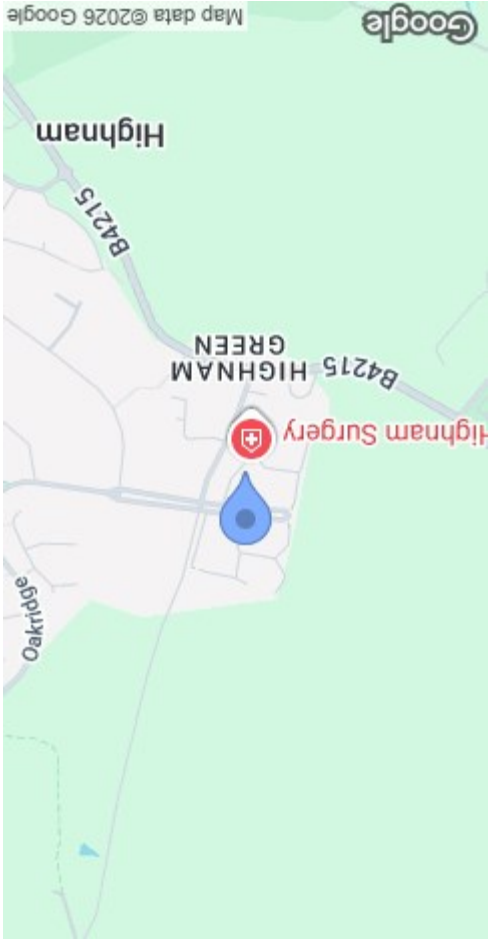


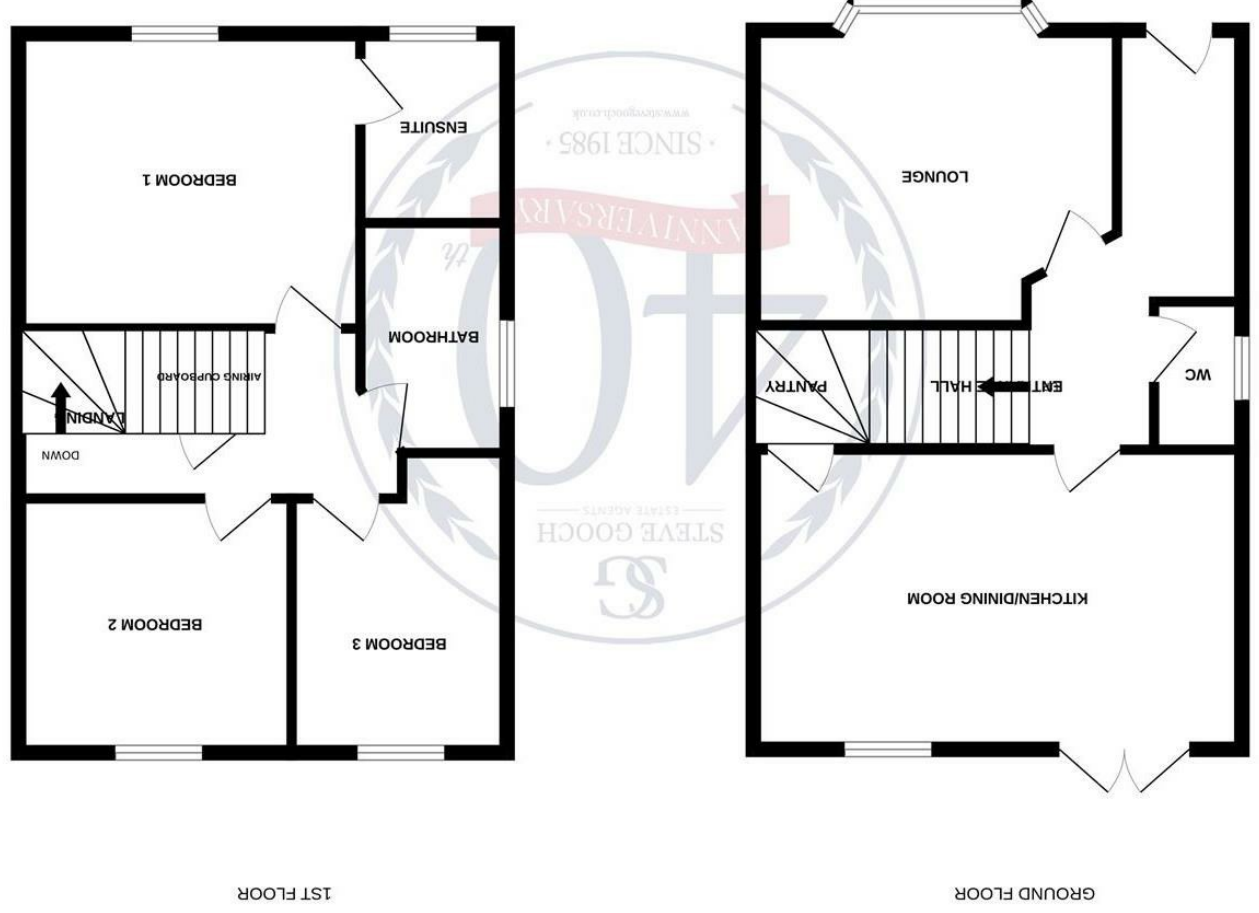


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
<p>Energy Efficiency Rating: 85</p>	<p>Environmental Impact (CO<sub>2</sub>) Rating: 95</p>



Measurements are approximate. Not to scale. Illustrative purposes only.  
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14 Bluebell Drive  
 Highnam GL2 8FG



**STEVE GOOCH**  
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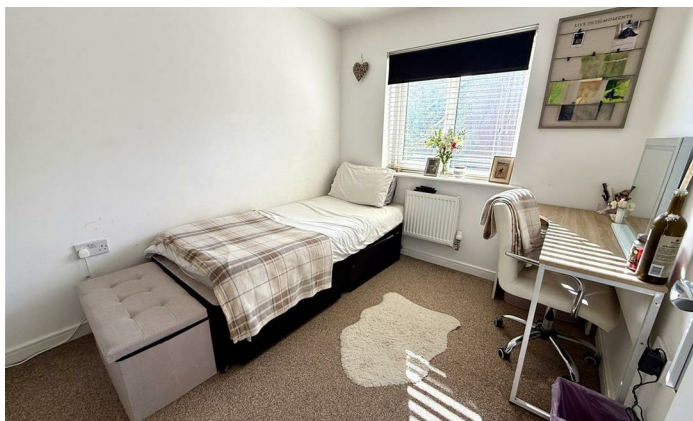
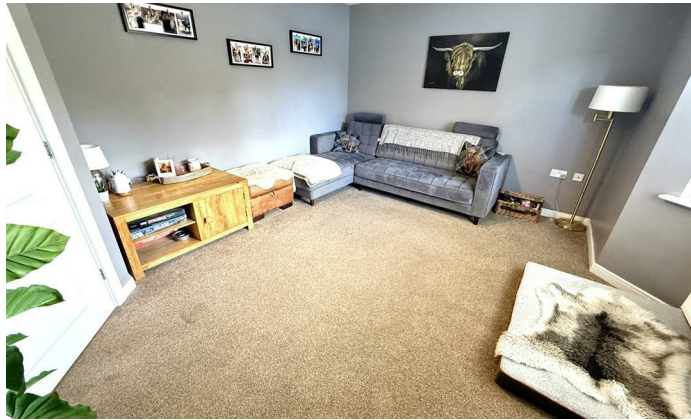
## Guide Price £325,000

A WELL PRESENTED AND SPACIOUS THREE BEDROOM END OF TERRACE FAMILY HOME, benefitting from MASTER BEDROOM with EN-SUITE, LARGE KITCHEN / FAMILY ROOM, ENCLOSED REAR GARDENS and OFF ROAD PARKING for TWO VEHICLES, all within CLOSE ACCESS OF COUNTRYSIDE WALKS, POST OFFICE and DOCTORS SURGERY.

The village of Highnam has previously been awarded 'Best Kept Village' and is a hive of local community activity, with many groups using the popular community hall and rooms near the church. It offers amenities to include a well respected C of E primary school, day nursery, shop / post office, church and doctor's surgery, with further facilities available in both Gloucester (approximately 2 miles away) and Newent (approximately 7 miles away) which is also the senior school catchment area, and where a wider variety of shops, schools, churches of various denominations, health, sports and community centres, libraries etc. can be found. There is also a bus service to Gloucester, Newent and other surrounding areas.

Sporting and Leisure pursuits within the area include a choice of Golf Clubs with an 18 hole Golf Course in Highnam itself, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active local Rugby, Football, Cricket and Hockey Clubs, etc.

For the commuter access can be gained to the M5 motorway (junction 11) via the A40 by-pass for connection with the M50 motorway, the Midlands, and the North, Wales, London and the South.



Entrance via part glazed door into:

### ENTRANCE HALL

Wood effect laminate flooring, radiator, door to:

### KITCHEN

18'63 x 11'52 (5.49m x 3.35m)

Base, wall and drawer mounted units, built-in fridge / freezer, built-in dishwasher, plumbing for washing machine, space for tumble dryer, built-in oven with four ring gas hob over and extractor fan, cupboard housing the Ideal gas fired boiler, space for large table, two radiators, door giving access to pantry with shelving and storage, rear aspect UPVC double glazed window, rear aspect UPVC double glazed doors to the rear garden.

### LOUNGE

14'18 x 11'29 (4.27m x 3.35m)

Radiator, TV point, front aspect UPVC double glazed window overlooking greenery.

### WC

Close coupled WC, pedestal wash hand basin and tiled splashback, radiator, side aspect frosted UPVC double glazed window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Radiator, door to the airing cupboard with good storage, access to loft space.

### BEDROOM 1

12'67 x 11'34 (3.66m x 3.35m)

Radiator, TV point, sliding triple wardrobes with hanging rail and shelving, front aspect UPVC double glazed window, wooden door into:

### EN-SUITE

Corner shower cubicle with fully tiled walls, low level WC, wash hand

basin with storage below, radiator, partly tiled walls, extractor fan, front aspect frosted UPVC double glazed window.

### BEDROOM 2

10'31 x 8'66 (3.05m x 2.44m)

Radiator, rear aspect UPVC double glazed window.

### BEDROOM 3

10'95 x 8'13 max (3.05m x 2.44m max)

Radiator, rear aspect UPVC double glazed window.

### BATHROOM

8'52 x 5'67 (2.44m x 1.52m)

White suite comprising of panelled bath, pedestal wash hand basin, low level WC, partly tiled walls, extractor fan, radiator, side aspect frosted UPVC double glazed window.

### OUTSIDE

To the front of the property there are two off road allocated parking spaces. A step leads up to the front door. To the left of the property there is a pathway, with a wooden gate giving access to the rear, which is mainly laid to lawn, large flower border with variety of trees and shrubs, small seating area, outside tap, all enclosed by fencing.

### SERVICES

Mains water and electric, gas and drainage.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent.

### LOCAL AUTHORITY

Council Tax Band: C

Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Gloucester, proceed along the bypass, then take a right onto the B4215 towards Newent. Proceed along this road where there will be a painted roundabout, continue over the roundabout then take the next right hand turning into Lassington Lane. Proceed along Lassington Lane, going past the doctors surgery, taking a left turn into Mimosa Avenue and then an immediate left turn into Bluebell Drive, where the property can be located on the right hand side after a short distance marked by our 'For Sale' board.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.